

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 28				
% of Funds Committed	95.72 %	98.31 %	16	96.48 %	42	44	
% of Funds Disbursed	92.78 %	87.40 %	12	89.00 %	65	65	
Leveraging Ratio for Rental Activities	2.3	2.58	17	4.81	35	28	
% of Completed Rental Disbursements to All Rental Commitments***	79.94 %	76.15 %	24	83.25 %	16	21	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.59 %	70.68 %	16	70.99 %	43	45	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.90 %	80.60 %	6	81.75 %	56	60	
% of 0-30% AMI Renters to All Renters***	18.34 %	49.34 %	26	45.84 %	13	9	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.69 %	96.17 %	14	96.12 %	44	45	
Overall Ranking:			In State: 23 / 28		Nationally: 31 27		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,144	\$55,188		\$27,889	229 Units	48.60 %	
Homebuyer Unit	\$25,589	\$15,998		\$15,632	124 Units	26.30 %	
Homeowner-Rehab Unit	\$18,449	\$12,080		\$21,037	118 Units	25.10 %	
TBRA Unit	\$0	\$5,396		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Niagara Falls NY

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

1.5 %

1.2 %

R.S. Means Cost Index: 1.01

\$54,641

\$119,998

\$99,461

\$56,059

\$99,127

\$78,568

\$23,454

\$16,942

\$23,907

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.3	55.4	69.5	0.0
Black/African American:	43.4	40.2	27.1	0.0
Asian:	0.4	0.9	2.5	0.0
American Indian/Alaska Native:	2.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.4	0.0	0.0	0.0
Asian and White:	0.4	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0
Other Multi Racial:	0.4	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.9	0.0	0.0

ETHNICITY:

Hispanic	0.0	0.9	0.8	0.0
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HOUSEHOLD SIZE:

1 Person:	55.3	21.4	27.1	0.0
2 Persons:	22.6	24.1	30.5	0.0
3 Persons:	11.1	25.0	23.7	0.0
4 Persons:	8.0	17.9	11.9	0.0
5 Persons:	1.8	6.3	4.2	0.0
6 Persons:	0.9	3.6	1.7	0.0
7 Persons:	0.4	0.0	0.8	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	21.2	25.0	16.1	0.0
Elderly:	38.1	3.6	28.8	0.0
Related/Single Parent:	33.6	39.3	23.7	0.0
Related/Two Parent:	3.5	25.9	17.8	0.0
Other:	3.5	4.5	12.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	8.8	0.9 [#]
HOME TBRA:	6.6	
Other:	13.7	
No Assistance:	70.8	

of Section 504 Compliant Units / Completed Units Since 2001 131

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Niagara Falls State: NY Group Rank: 31
 (Percentile)
 State Rank: 23 / 28 PJs Overall Rank: 27
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	79.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	73.59	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.9	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	98.69	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.29	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

